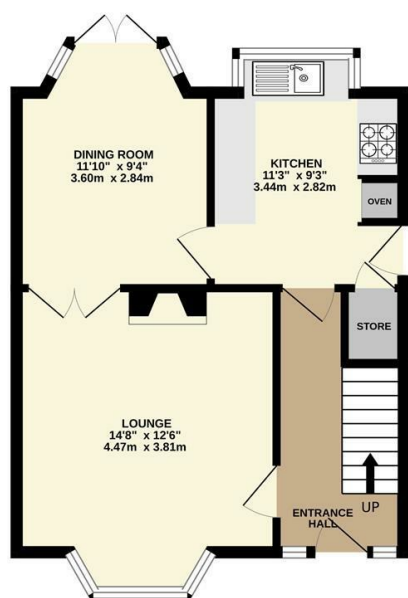
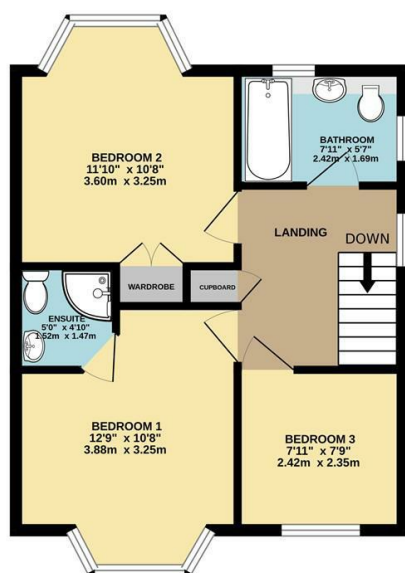


GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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141, East Bawtry Road, Rotherham, S60 4LQ

Guide Price £260,000

# 141 East Bawtry Road, Rotherham, S60 4LQ

**Description**  
Welcome to this beautifully presented three-bedroom home on the highly desirable East Bawtry Road. Offering a perfect balance of comfort, convenience, and future potential, this property is an ideal choice for families and professionals looking for a well-connected yet peaceful place to call home.

As you step inside, you are greeted by two spacious and versatile reception rooms, both designed to provide ample space for relaxation, dining, and entertaining. Whether you're hosting family gatherings or enjoying a quiet night in, these inviting spaces adapt effortlessly to your lifestyle. The heart of the home is a well-equipped kitchen, offering plenty of storage and workspace for those who love to cook.

Upstairs, the property continues to impress. The principal bedroom benefits from its own private en-suite, adding an extra touch of luxury and convenience. Two further well-proportioned bedrooms ensure there is plenty of space for family, guests, or even a home office. The main family bathroom is modern and well-appointed, featuring underfloor heating for added comfort.

Outside, the home boasts a generous, level, enclosed rear garden—perfect for outdoor activities, gardening enthusiasts, or simply unwinding in the fresh air. The south-facing aspect ensures the garden enjoys sunlight throughout the day, creating a bright and inviting outdoor space. The detached garage provides excellent storage solutions or could be repurposed as a workshop for those in need of additional space.

One of the standout features of this property is its potential. With scope for future extensions (subject to planning permission), this home offers exciting opportunities to tailor the space to suit your needs.

Located within easy reach of local amenities, schools, and transport links, this fantastic home is perfectly positioned for convenience while still offering a tranquil living environment.

Early viewing is highly recommended to fully appreciate the charm, space, and possibilities this wonderful property has to offer. Don't miss your chance to make it your own!

- Three well-proportioned bedrooms, including a principal bedroom with an en-suite
- Two spacious reception rooms, perfect for family living and entertaining
- Generous, level garden, ideal for outdoor activities and relaxation
- Detached garage, offering additional storage or potential workshop space
- Excellent location, close to local amenities, schools, and transport links
- Potential to extend (subject to planning permission), adding even more value and flexibility
- Underfloor heating to the main bathroom

